

April 20, 2004 CPC



STAFF'S  
REQUEST ANALYSIS  
AND  
RECOMMENDATION

04PR0262

Bank of Richmond  
(Bank of Richmond)

Clover Hill Magisterial District  
Hull Street Road west of Deer Run

REQUEST: Site Plan Approval.

The applicant is requesting Planning Commission approval of a site plan, as required by zoning Case 03SN0243.

RECOMMENDATION

Staff recommends approval, subject to the following condition:

CONDITION

Prior to final administrative site plan approval, the following site plan review comments shall be satisfactorily addressed.

REVIEW COMMENTS

1. When the overall site generates a total of 3,000 average daily trips, construction of a separate right turn lane along 360 at the site entrance will be required. The trips generated by the approved CVS (11,970 square feet) and this proposal total 1,940 average daily trips; therefore, a separate right turn lane is not required at this time. (T)
2. All road improvements associated with the CVS project (County site plan 03PR0299) must be completed prior to the issuance of a certificate of occupancy for this site. (T)

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3. The ultimate right of way on 360 in this location is 100 feet measured from the centerline of the road. This right of way must be dedicated, free and unrestricted, to and for the benefit of Chesterfield County, prior to final site plan approval. If it is already dedicated then it must be shown as such on the site plan. (T)
4. Required water flows for fire protection purposes based on the International Fire Code - Section b105.2 and Table b105.1, shall be shown on the submitted drawings. Refer to the International Fire Code (2000) - Section b105.2 and its exception for sprinkler protected building allowances. Refer to the International Fire Code (2000) - Section b104, b104.1, b104.2 and b104.3 for the calculation process and allowances. The new reference was adopted by the Board of Supervisors on October 8, 2003 and the International Fire Code was adopted and effective on October 1, 2003 in Commonwealth of Virginia. The correct format and calculation sheet can be obtained via the internet at Chesterfield County-Chesterfield Fire and EMS-Division of Fire and Life Safety-<http://www.co.chesterfield.va.us/publicsafety/fire/plans.asp>. (F)
5. Provide computer generated water flow test data, provided by the Chesterfield County Utilities Department, verifying the required water flow for fire protection is available at the site. The water flow test results and graph shall be shown on the submitted plan. The minimum required fire flow for all buildings, with the exception of one (1) and two (2) family dwellings, is 1,500 gallons per minute (sprinkler protected or non-sprinkler protected) in accordance with the International Fire Code (2000) - Section b105.2 and Table b105.1. (F)
6. No landscaping of any type shall be placed within a three (3) foot radius of any fire hydrant, fire pump test header, fire department sprinkler system connection, fire department standpipe connection or fire suppression system control valve. Landscaping in the area of fire hydrants, fire pump test headers, fire department sprinkler system connections, fire department standpipe connections or fire suppression system control valve shall be of a type that will not encroach on the required three (3) foot clear radius on maturity of the landscaping. A note to this effect shall be added to the general notes section of the plan and to the landscaping plans. This requirement has changed with the adoption of the new Virginia Uniform Statewide Building Code (International Building Code (2000)) and Virginia Statewide Fire Prevention Code (International Fire Code (2000)). (F)
7. Parking stalls or other obstructions, as indicated in the International Fire Code (2000) - Section 508.5.4, shall not be placed in front of the access to fire hydrants, fire pump test headers, fire department sprinkler system connections, fire department standpipe connections or fire protection system control valves. (F)
8. Additional fire lane signs shall be provided at the main entrance. (F)

9. Show the County project number 04-0024 on the lower right hand corner of each sheet. (U)
10. Provide calculations to verify that the fire flow and domestic flows can be sustained with a residual pressure of twenty (20) psi. Show on the plans des-4 and 5. (U)
11. Show the fire flow calculations on the plans. (U)
12. Submit an engineer's checklist. (U)
13. Submit a meter sizing form for the irrigation meter. (U)
14. Revise the fire hydrant layout. Show a 24 x 6 tapping sleeve and valve, each meter with their own connection to the six (6) inch line, a six (6) inch valve and the fire hydrant at the end of the waterline. (U)
15. Show the County project number for the existing waterline on Hull Street Road. (U)
16. Show the number of the existing manholes that the lateral is tying into. (U)
17. Cross connection control and backflow prevention shall be in accordance with the Uniform Statewide Building Code. (U)
18. Add a note that beyond the water meter it is the plumber's responsibility to install the water service. (U)
19. The owner must enter into a County contract prior to the start of construction. Please send Gary Hartle of the Utilities Department a copy of the "accepted" bid proposal between the developer and the contractor so we may prepare the County contract. The bid proposal must be based on the approved site plan. All work must be performed by an acceptable utilities contractor. If the site plan is revised after the utility contract is prepared, a revised bid proposal may be necessary to accurately reflect the latest approved site plan, and a new contract preparation may be necessary. (U)
20. After complete administrative site plan approval, submit three (3) sets of plans directly to the Utility Department for our use. (U)
21. It is the responsibility of the applicant to comply with and/or acquire all applicable federal and/or state permits in relationship to environmental features including but not limited to "wetlands, surface waters (e.g. VPDES permit for construction sites of 1 acre or more), ground water and air quality". Final approval of these plans will not relieve you of your responsibility. Wetlands

documentation must be received by this department prior to issuance of the land disturbance permit. (EE)

22. A benchmark must be shown with reference to mean sea level. (EE)
23. Provide a VDOT barricade at the terminus of the access road. (EE)
24. In the absence of a detailed soils report, the maximum velocity allowable on bare earth is 3.5 fps. Velocities between 3.5 fps and 4.0 fps require a jute lining and any velocities greater than 4.0 fps require a structural lining of either rip rap or concrete. Address for the outfall channel downstream of Structure 1. (EE)
25. Profiles must be shown for all proposed outfall channels. Address for the open channel downstream of Structure 1. (EE)
26. Top of curb elevations must be shown at the nose of all radial curb and at all appreciable breaks in horizontal or vertical alignment. (EE)
27. Cg-6 is required where runoff flows towards the face of curb. (EE)
28. Drainage easements must be shown along any storm water conveyance system that receives runoff from offsite, from a public right of way or requires improvements on a downstream property owner. (EE)
29. A separate plan sheet must be added which only shows all proposed easements and right of way to be dedicated. Metes and bounds must be provided. (EE)
30. The erosion control sequence/narrative shall be divided into a minimum of two (2) phases. Phase I shall show the minimal amount of clearing to include dimensions for construction of all perimeter-control devices, and strategically placed sediment traps and basins, associated diversions and diversion dikes, and spoil and borrow areas for the installation of erosion control measures. Phase II will include all remaining clearing, grading and installation of remaining erosion control devices, installation of temporary and permanent improvements and temporary and permanent seeding and stabilization. (EE)
31. A note must be added to the erosion control narrative/sequence of construction stating that the certified responsible land disturber (crlld) must attend the pre-construction meeting. (EE)
32. Erosion control measures must be provided for the project for the initial clearing, grubbing and grading operations. The drainage areas must be outlined and the sediment trapping facilities designed on the worst case scenario. (EE)
33. Safety fence (std. & spec 3.01) is required around all sediment traps and sediment basins. (EE)

34. An MS-19 analysis must be performed at each point of concentrated discharge and at the downstream property line. (EE)
35. The following note(s) must be added to or adjacent to the erosion control narrative/sequence of construction: All offsite drainage easements must be recorded prior to issuance of a land disturbance permit for this project. (EE)
36. A data map must be submitted which outlines all drainage areas, impervious areas (existing and proposed), RPA and RMA limits, etc., that were utilized in determining compliance with the Chesapeake Bay Preservation Ordinance. (EE)
37. The Upper Swift Creek pro rata fee will be calculated once the data map has been submitted. (EE)
38. Permission must be obtained from the adjacent property owner(s) allowing for grading on the property as proposed prior to issuance of a land disturbance permit. (EE)
39. All offsite drainage easements must be recorded prior to issuance of a land disturbance permit for this project. (EE)
40. Prior to issuance of a land disturbance permit, a diskette/cd, the format of which shall be Autocad.dwg or dxf, must be submitted to Virginia Barbour of Environmental Engineering. The diskette/cd must contain the following, each in a separate layer: final grading contour lines (five (5) foot intervals); proposed building footprint; all impervious area (parking lots, driveways, roads, etc); and the storm sewer system.

A layer report printed from Autocad must be submitted with the diskette/cd. Both the diskette/cd and the report must be labeled with the site plan name, site plan number and the engineering firm. All Autocad files must be referenced directly to the Virginia State Plane Coordinate System, South Zone, in the NAD83 datum. (EE)

41. A land disturbance permit is required for this project and the following are required prior to its issuance:
  - a. Substantial or full site plan approval;
  - b. Payment of the Upper Swift Creek pro rata fee; A letter must be received from a qualified wetlands expert stating:
    1. There are no wetlands impacted on this project, or
    2. All applicable federal and state wetland permits have been acquired (copies of the permits must be submitted). (EE)

42. Coordinate points based on the Virginia State Plane Coordinate System, South Zone, North American Datum 1983 are not present. Two (2) points must be shown on the parcel boundary. (EE)
43. The parent property Tax ID is incorrect. The correct Tax ID is: 727-673-3007-00000. (P)
44. Put a revision date on the plans. Resubmit twelve (12) full sets and one (1) copy of the site plan sheet to the planning department for your next review. Use the spaces below each comment to describe how you have addressed each review comment. Be sure to indicate which sheet(s) show the changes required by the review comment. Provide a transmittal letter describing any changes to the plans not caused by the staff review. (P)
45. Put the Chesterfield County site plan number (04PR0262) in the lower right corner of each sheet. (P)
46. Prior to the release of the building permit, two (2) copies of the building elevations meeting the specific architectural requirements of zoning Case 03SN0243 must be submitted and approved. These elevations must be received separate of the construction document rolls that are submitted to the building inspections department.
  - A. Elevations need to identify all building materials and colors and show all junction and access boxes, mechanical equipment and utility pad fixtures that are on or immediately adjacent to the building.
  - B. All junction and access boxes need to be screened or painted to match the building. If painted, this needs to be stated on the elevation.
  - C. Mechanical equipment, whether roof-top or ground level, shall be shielded and screened from public view and must be designed to be perceived as an integral part of the building. Building elevations need to show any rooftop units. Parapets and/or screens must be equal in height to any rooftop units, or sight line drawings must be provided to document that lower parapet height provides complete screening. If at the time the equipment is installed it is visible, the method of screening must be adjusted to provide the required screening. (P)
47. At a minimum, a conceptual landscape plan must be submitted prior to site plan approval that shows the following: all site improvements including utilities, storm sewer, easements and rights of way, fire hydrant and vault locations, and conceptual site lighting (if site is to be lit). This plan must be drawn to scale. The plan must include dimensions of perimeter yards and buffers and appropriate landscape requirements for each yard or buffer, interior parking lot areas, BMP areas and any other landscape requirements. The plan must show the general layout of existing and proposed trees and shrubs, designating them as large or small deciduous trees, evergreen trees, evergreen trees and shrubs and ground covers. (P)

48. The client can save additional review fees if a detailed landscape plan is submitted in lieu of a conceptual plan. In addition to the information shown on the conceptual plan, the detailed landscape plan shall show the following: plant sizes, specific plant species, County-required notes and details and any specific requirements for the site. (P)
49. Show the name, address, phone and fax numbers for the firm preparing the landscape plan. (P)
50. Two (2) separate copies of the lighting plan and cutsheets must be submitted directly to the Planning Department. The lighting plan and accompanying cutsheets for all building-mounted and free-standing lights must be approved prior to the release of a building permit. The lighting plan should show the location of all light fixtures. All light fixtures must be either a shoe box style with a flat lens or have full external shields (level with the bottom of the lens). (P)
51. Light poles for this site are limited to twenty (20) feet in height by zoning Case 03SN0243. (P)
52. Two (2) separate copies of the irrigation and/or hose bib plan must be submitted directly to the Planning Department. This plan must be approved prior to release of the building permit.
  - A. All plants are to be within 100 feet of a hose bib if irrigation is not being used.
  - B. Ensure that water information is supplied on Utility Department Meter Sizing forms.
  - C. Show all connections to the main water line. Hose bibs should be shown on the landscape plan. Irrigation heads and coverage areas need to be shown on a separate irrigation plan. (P)
53. The setback off of Hull Street Road must be labeled as fifty (50) foot setback and tree save area, landscape "C" required. Clearing and grading in this area are prohibited. Thinning is only allowed after a review of the setback by staff. (P)
54. Clearing along the western property line is permitted, but remember that required replanting may be mitigated by saving existing trees. The intent of the Ordinance is to have plantings along an entire setback, so saving trees at the rear of the setback will not eliminate the need for plantings where all of the trees have been removed. (P)
55. Remember that fifty (50) percent of parking area trees must be large maturing trees. Any islands containing large trees must be at least fifteen (15) feet wide. The islands shown may need to be enlarged to meet this requirement. (P)

56. The plantings along the western property line are in conflict with the existing plants on the site. Provide a note indicating that the final location of trees in this area will be determined in the field once grading is complete. (P)
57. A data or "cut" sheet must be provided for all high-intensity light fixtures whether building mounted or pole mounted showing that they are full cut-off fixtures. The traditional style street lamp light fixtures shown are available with internal shielding and flat lens configurations that meet Ordinance requirements. (P)
58. Specify height (not to exceed twenty (20) feet of lights. (P)
59. Indicate how and where water will be supplied to required plantings. (P)
60. Both setbacks contain trees, so credit will likely be given for trees that are saved. A site visit must be performed to accomplish this after completion of site grading; design consultant to schedule onsite meeting. (P)
61. The architecture presented is for the most part acceptable. The zoning case calls for the building to be architecturally compatible with the BB&T bank building and the executive center immediately to the north of the bank. This requirement applies to the CVS site and the Bank of Richmond site. As was discussed previously, materials and colors are important cues to accomplish this compatibility. The other issue is the "style" of the shopping center as a whole; that style is referred to as transitional contemporary. We define this term as taking a traditional style and transitioning it into a contemporary image. Your building exhibits a very strong "federal period" styling, but some elements of the design are already expressed in a contemporary manner: no chimneys, modern entrance doors and simplified trim. The Doric columns are simple, clean, classical columns. Staff believes that the windows still present a strong "Federal Period" styling. Replace the jack arches over the windows with a single lintel in precast or stone material and replace the double hung, multi light windows with a contemporary style window. (P)

#### GENERAL INFORMATION

##### Associated Public Hearing Cases:

03SN0243 - 13800 Hull Street Associates, L.L.C.

##### Developer:

Bank of Richmond



**Location:**

Fronting approximately 244 feet on the north line of Hull Street Road and lying approximately 506 feet west of the west line of Harbour View Court. Tax ID 727-673-4313 (Sheet 15).

**Existing Zoning and Land Use:**

C-2; Vacant

**Size:**

1.89 acres

**Adjacent Zoning and Land Use:**

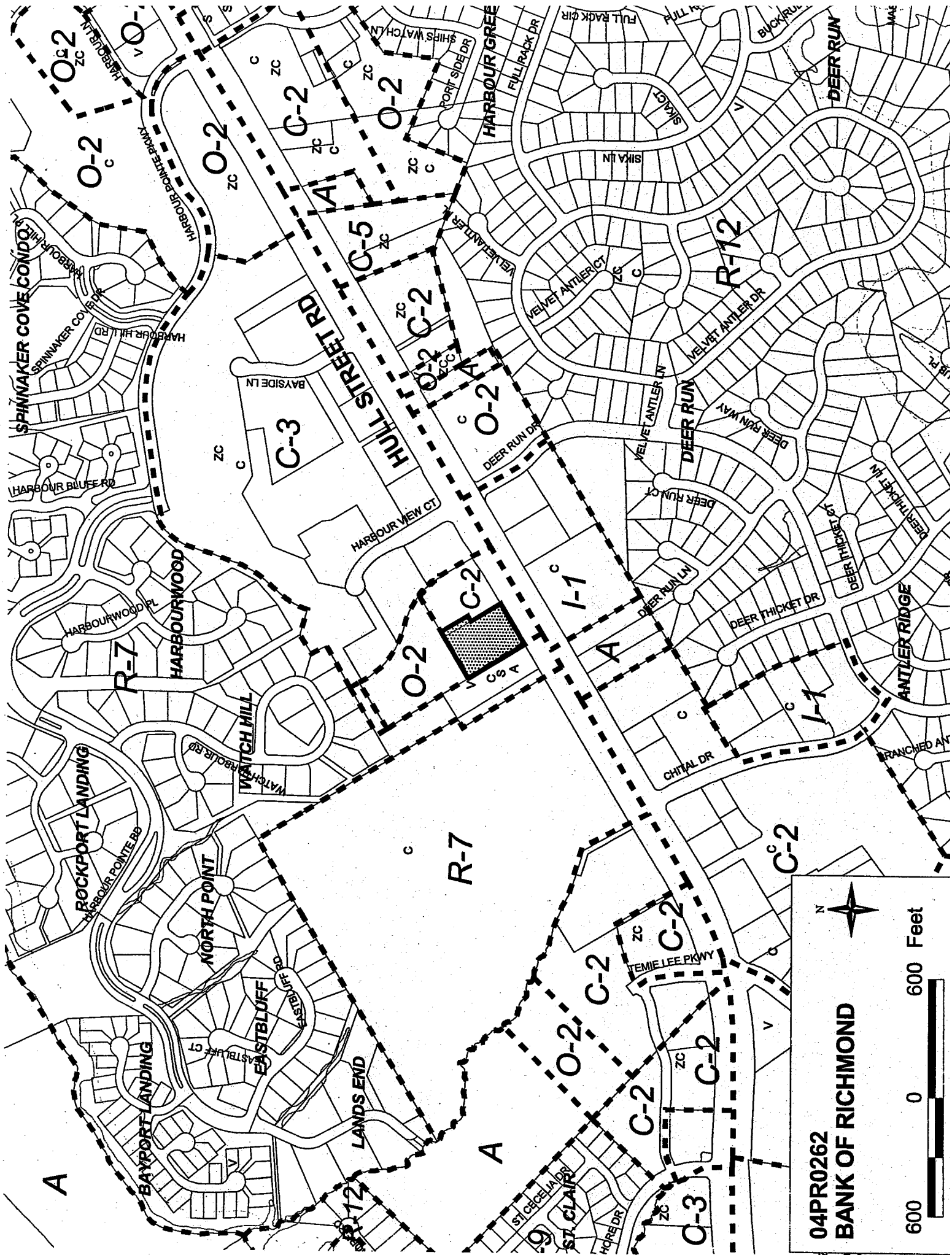
North - O-2 ; Vacant  
South - I-1; Shopping center  
East - C-2; Pharmacy (under construction)  
West - R-7; Fire Station

**BACKGROUND**

The site is part of a larger tract of land recently rezoned to Neighborhood Business (C-2) and Corporate Office (O-2) (03SN0243). This rezoning makes the site appropriate for the proposed use. Condition 14 of this zoning case requires Planning Commission approval of site plans within this project. The staff report and minutes for this case are attached.

**CONCLUSIONS**

Staff recommends approval subject to the condition noted above.



04PR0262

BANK OF RICHMOND



600 0 600 Feet

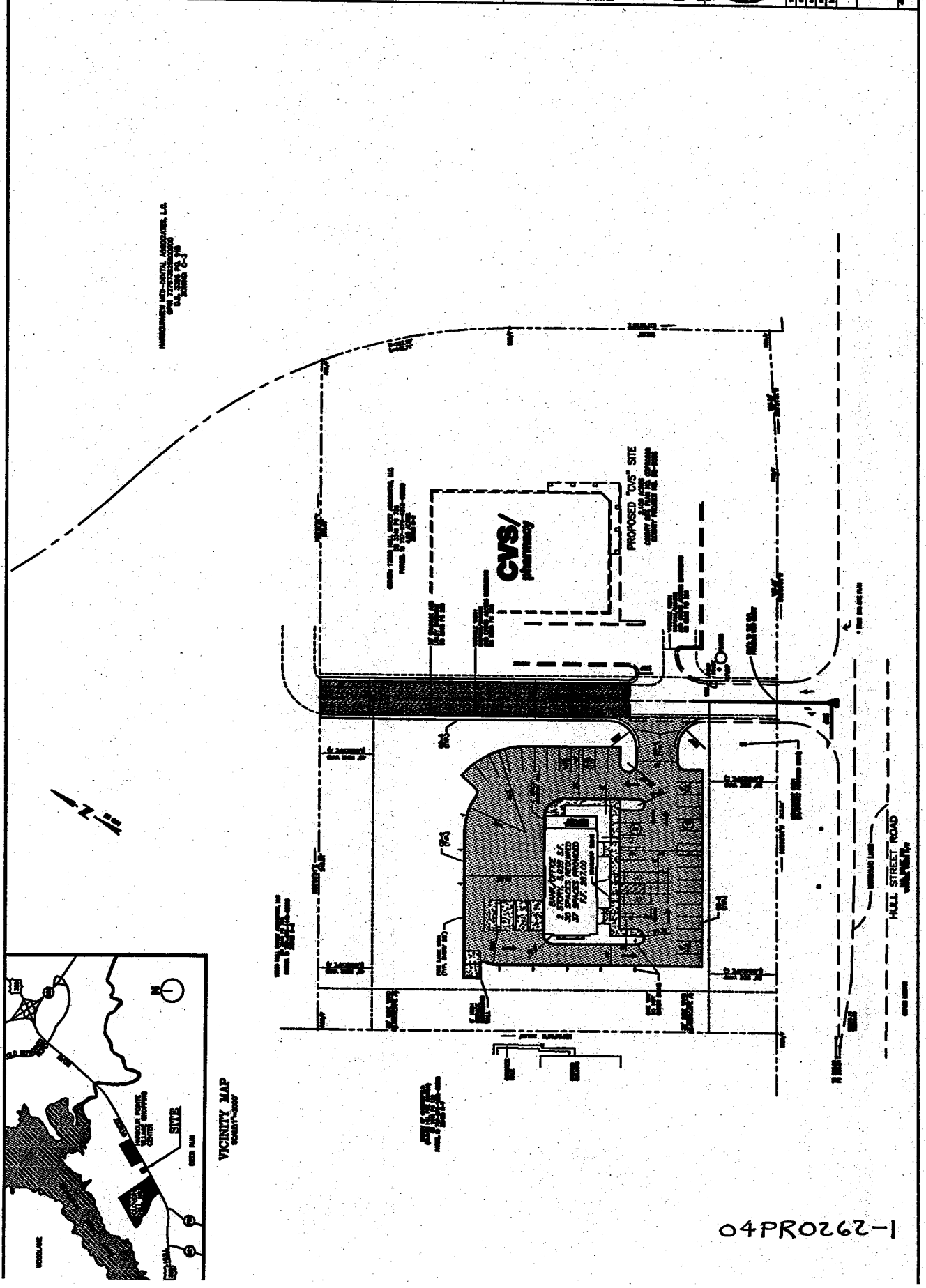


DATE	1/25/04
BY	XXX
CHECKED	XXX
APPROVED	XXX
TITLE	SITE LAYOUT PLAN

C2  
2006

**BANK OF RICHMOND**  
HULL STREET ROAD  
CLOVER HILL DISTRICT, CHESTERFIELD CO., VA  
SITE LAYOUT PLAN

**CARTER DESIGN**  
SITE DESIGN AND ENGINEERING  
1000 PINE ROAD  
RICHMOND, VIRGINIA 23220  
PHONE 804.772.1148 FAX 804.772.2278



04PRO262-1

DATE	1-30
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SIG	1/30/04

CLOVER HILL DISTRICT, CHESTERFIELD CO., VA.

1002 PEAK ROAD RICHMOND, VIRGINIA 22205  
PHONE 804-272-1146 FAX 804-272-2278

